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NOTICE OF PUBLIC HEARING
BELMONT PLANNING BOARD

Pursuant to Massachusetts General Laws Chapter 40A, Section 5, the Belmont Planning Board will hold a public hearing on Tuesday, **February 23, 2016, at 7:00 p.m.** in the Board of Selectmen's Meeting Room, Town Hall, 455 Concord Avenue, to consider amending the Belmont Zoning By-Law, by making the following changes, all of which apply to the Single Residence C Zoning Districts:

- Section 1.4, Definitions and Abbreviations, amend the definition for 'Grade';
- Section 1.5.4, Nonconforming Single and Two-Family Residential Structures, restrict nonconforming protections; and
- Section 4.2.2, Linear Requirements for Residential Districts:
 - Require front setbacks to align with adjacent homes;
 - Reduce allowed building heights; and,
 - Limit the location of outdoor mechanical/fuel storage equipment.

These amendments are proposed in order to address a citizens' petitioned zoning moratorium that limits the height of constructed, reconstructed or modified single-family dwellings within a portion of the Single Residence C Zoning Districts. These amendments will require greater public process for the construction of large additions and the replacement of existing structures. They are intended to promote development of single-family homes that are compatible with the surrounding built environment.

The complete text of the proposed zoning amendments is available for review at the Office of Community Development and the Town Clerk's Office and on the Planning Board's webpage.

Anyone wishing to be heard on this issue should appear at the time and place designated.

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